

39941

MTC 35083 NF

BARGAIN AND SALE DEED

Vol. M95 Page 12409

KNOW ALL MEN BY THESE PRESENTS, That..... NELLIE ALVAREZ....., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto..... MARVIN W. DUNSTER AND KIM M. DUNSTER, HUSBAND AND WIFE....., hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath....., State of Oregon, described as follows, to-wit:

A tract of land situated in the S1/2 SW1/4 NW1/4 of Section 11, Township 39 south, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 1 degree 12' West a distance of 331.4 feet along the section line and North 88 degrees 57' East a distance of 1219.5 feet from the iron axle which marks the quarter corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; and running thence, continuing North 88 degrees 57' East a distance of 60 feet to a point; thence North 1 degree 12' West a distance of 331.35 feet, more or less, to a point on the North line of the S1/2 SW1/4 NW1/4 of said Section 11, thence South 88 degrees 58' West along said North line of the S1/2 SW1/4 NW1/4 of Section 11, a distance of 60 feet to an iron pin; thence South 1 degree 12' East a distance of 331 feet, more or less to the point of beginning.

Subject to: Life Estate

Nellie Alvarez is entitled to reside at 4537 Winter Ave. for the rest of her natural life at no cost. The life estate ceases for the purpose of Peer Project on 12/18/96. The life estate remains valid after this date as per agreement between Nellie Alvarez and Kim and Marvin Dunster. In the event of death, or for some unforeseen reason, Nellie Alvarez becomes rendered incompetent, the life estate [if space insufficient, continue description on reverse side] becomes invalid.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$50,000.00.....
©However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).®(The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28th day of April, 1995.; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.030.

Montana

STATE OF OREGON, County of Yellowstone

ss.

This instrument was acknowledged before me on April 28, 1995., by MARVIN W. DUNSTER and KIM M. DUNSTER.

This instrument was acknowledged before me on May 2, 1995., by NELLIE ALVAREZ.

as

of

Stu T. Fox

Notary Public for Oregon M+

My commission expires 1-2-99

Nellie Alvarez

4537 WINTER AVE
Klamath Falls, OR 97603

Grantor's Name and Address

Marvin W. Dunster & Kim M. Dunster
104 Miles Ave

BILLINGS, MT 99101

Grantee's Name and Address

Marvin W. Dunster & Kim M. Dunster
104 Miles Ave

BILLINGS, MT 99101

After recording return to (Name, Address, Zip):

Marvin W. Dunster & Kim M. Dunster
104 Miles Ave

BILLINGS, MT 99101

Until requested otherwise send all tax statements to (Name, Address, Zip):

Marvin W. Dunster & Kim M. Dunster
104 Miles Ave

BILLINGS, MT 99101

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

ss.

County of

I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

12410

Digitized by srujanika@gmail.com

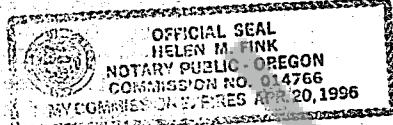
CARTE DU GOUVERNEMENT

State of Oregon **County of Klamath** **May 2, 1995**

Personally appeared the above named NELLIE ALVAREZ, and acknowledged the foregoing instrument to be HER voluntary act and deed.

WITNESS My hand and official seal. (seal)

Notary Public for Oregon My Commission expires: 4/20/96



STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Mountain Title Co. the 12th day
of May A.D. 1995 at 3:03 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 12409.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller